

Record and Return to:
DONALD R. & MURIEL Y. TINSLEY
5250 NW 76th Place
Pompano Beach, Florida 33073

201500001322
DONALD R. TINSLEY
5250 NW 76 PL
POMPANO BEACH FL 33073

201500001322
Filed for Record in
GREENWOOD COUNTY SC
ANGELA WOODHURST, COUNTY CLERK
03-02-2015 At 03:36 pm.
DEED 10.00
STATE TAX .00
COUNTY TAX .00
Book 1455 Page 183 - 186

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 9 day of October, 2014, between **DONALD R. TINSLEY**, herein referred to as the "GRANTOR*", and **DONALD R. TINSLEY** and **MURIEL Y. TINSLEY**, as Trustees of **THE DONALD R. AND MURIEL Y. TINSLEY REVOCABLE LIVING TRUST** dated October 9, 2014, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this instrument, herein referred to as the "GRANTEE*", all having an address of **5250 NW 76th Place, Pompano Beach, Florida 33073**. *(Whenever used herein the term "Grantor", "Grantee" and "party" include all the parties to this instrument, whether singular or plural).

WITNESSETH that the said GRANTOR, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of GREENWOOD, State of SOUTH CAROLINA, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

This is an inter-family conveyance; therefore minimum documentary stamps are attached. This document is being prepared without the benefit of title examination, as requested by the Grantor.

Parcel ID No.:

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto executed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: JAMES VENTURE

Print Name: Claudia Alonso

STATE OF FLORIDA
COUNTY OF BROWARD

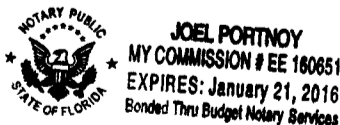
Donald R. Tinsley
DONALD R. TINSLEY
5250 NW 76th Place
Pompano Beach, Florida 33073

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared **DONALD R. TINSLEY**, who has produced Drivers' License as identification and did not take an oath, but acknowledged before me the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day of October, 2014.

Joel Portnoy
NOTARY PUBLIC, State of Florida
Name: _____

My Commission expires:



STATE OF SOUTH CAROLINA

200800009549
T & A

DEED
Individual

Instrument
200800009549

Book Page
1129 95

COUNTY OF GREENWOOD

KNOW ALL MEN BY THESE PRESENTS, that **ESTHER LOUISE WHEELER** (hereinafter called "Grantor") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, to the Grantor in hand paid at and before the sealing of these presents by **DONALD R. TINSLEY** (hereinafter called "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, his heirs, successors and assigns:

All that certain lot or parcel of land situate in Ware Shoals, in the County of Greenwood, State of South Carolina, being known and designated as Lot 446 of Section 3 of the Residential Properties of Riegel Textile Corporation (Ware Shoals Division) as will more fully appear by reference to a Plat by Pickell & Pickell, Engineers, recorded in Plat Book 6, at Pages 27 and 28, in the Office of the Clerk of Court for Greenwood County. For a complete and accurate description reference may be had to the aforesaid plat, and also to a plat made by Alan M. Todd, which is recorded in Plat Book 27 at Page 61 in the Office of the Clerk of Court for Greenwood County. The Lot herein conveyed is also known as 14 North Greenwood Avenue.

This is the identical property conveyed to Esther Louise Wheeler by Deed of Distribution dated October 13, 2008 in File #2008ES2400370 and recorded in Deed Book 1128 at Page 124 in the Office of the Clerk of Court for Greenwood County.

Grantee's Mailing Address: *5250 NW 76 Pl. Tampa Bay, Fla 33073*

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind ~~himself~~ *himself* and his heirs, successors and assigns, to warrant and forever defend all and singular the said ~~person~~ *Grantee* person whomsoever lawfully claiming, or to claim the same, or any part thereof.

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 14 GREENWOOD AVE N Greenwood
bearing Greenwood County Tax Map Number 6923-351-608-000 ~~transferred~~ 14
by DONALD R. TINSLEY
to DONALD R and MURIEL TINSLEY 2-15-2015

3. Check one of the following: The deed is

- (a) ≡ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) ✓X subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) ≡ exempt from the deed recording fee because (See Information section of affidavit);

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
- (b) _____ The fee is computed on the fair market value of the realty which is _____
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

TRANSFER
OF ADDING
MY WIFE NAME
TO Deed -

5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: _____

TRANSFERED NAME DONALD R TINSLEY
TO DONALD R & MURIEL TINSLEY
TRUSTEES FOR THE REVOCABLE
LIVING TRUST

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$10.00

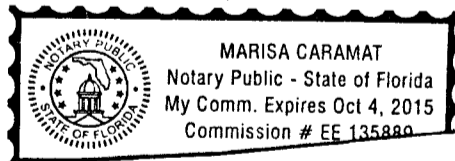
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

DONALD R. TINSLEY

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Donald R Tinsley
Responsible Person Connected with the Transaction
DONALD R. TINSLEY
Print or type the above name here

SWORN to before me this 19th
day of February year of 2015
Marisa Caramat
Notary Public for Florida
My Commission Expires: Oct 4, 2015



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

Section 12-24-40

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust.
- (9) transferring realty from a partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-4(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchases as well as for the purpose of purchasing the realty.
- (15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.